

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name		
	Case Number		
	Transaction Number		
OWNER	Name		
	Address		City
	State	Zip Code	Phone
CONTACT	Name		Firm
	Address		City
	State	Zip Code	Phone
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	UDO Art. 8.3 Blocks, Lots, Access		- See page 2 for findings
	UDO Art. 8.4 New Streets		- See page 3 for findings
	UDO Art. 8.5 Existing Streets		- See page 4 for findings
	Raleigh Street Design Manual		- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page (page 6) filled out; Must be signed by property owner	Included
First Class stamped and addressed envelopes with completed notification letter	Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
- C. The requested design adjustment does not increase congestion or compromise Safety;
- D. The requested design adjustment does not create any lots without direct street Frontage;
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

Individual Acknowledgement



**DEVELOPMENT
SERVICES
DEPARTMENT**

STATE OF NORTH CAROLINA
COUNTY OF _____

INDIVIDUAL

I, _____, a Notary Public do hereby certify that
_____ personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the _____ day of _____, 20____.

(SEAL)

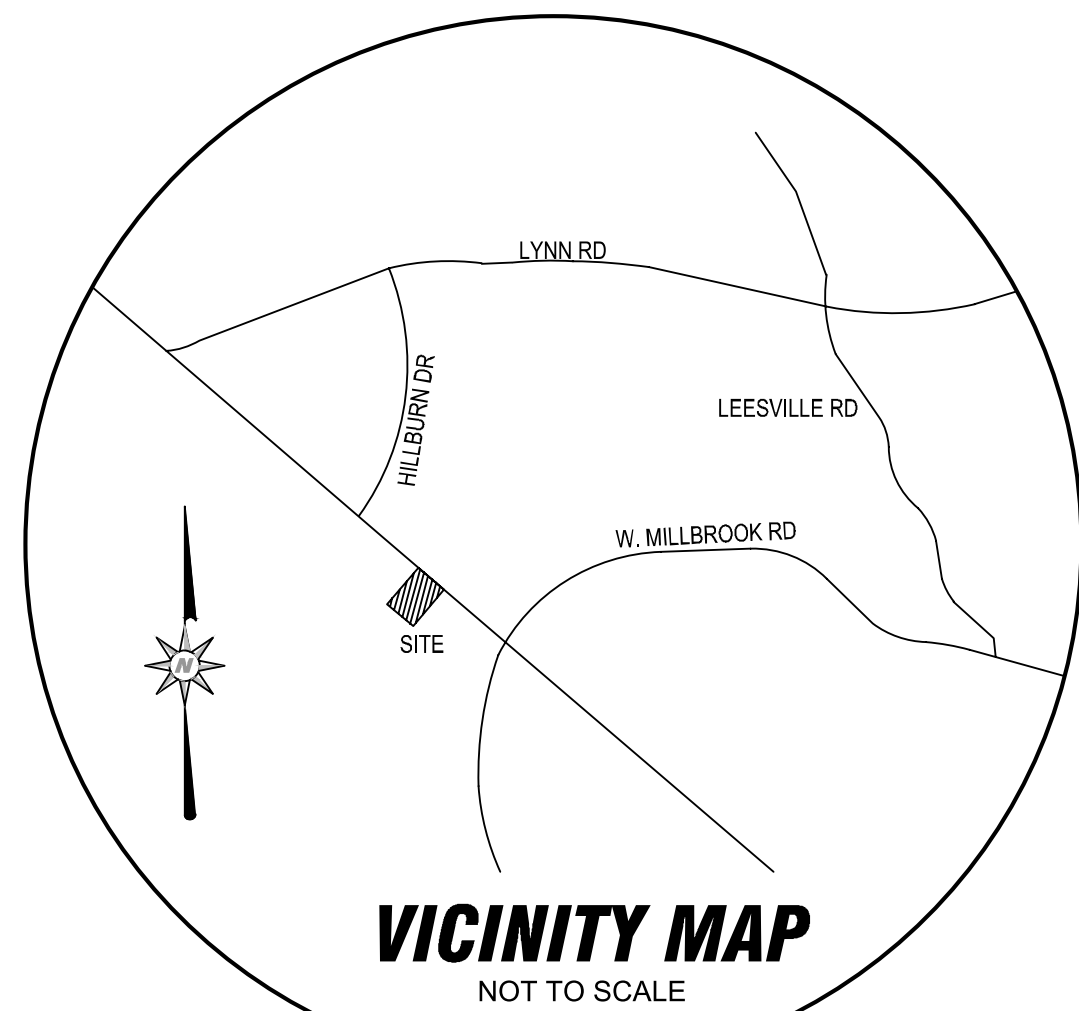
Notary Public _____

My Commission Expires: _____

PHD 7101 GLENWOOD - RALEIGH, NC

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

1st SUBMITTAL TO CITY OF RALEIGH: OCTOBER 24, 2017



SITE INFORMATION:

LOCATION: 7101 GLENWOOD AVENUE
RALEIGH, NC

COUNTY: WAKE COUNTY
PARENT PIN: 0786493392
DB/PG: 016834 / 02356
ZONING: CX-3-PL
ACREAGE (ORIG): 3.46 AC

SETBACKS:
FRONT: 15' TRANSITIONAL YARD
SIDE: 6'10" TRANSITIONAL YARD
REAR: 20' TRANSITIONAL YARD

BUILDING DATA:
BUILDING SIZE: 39,116 (EXIST. 1 STORY)
78,232 (EXIST. 2 STORY)
51,428 SF (1st STORY GROSS)
51,428 SF (2nd STORY GROSS)
102,856 SF (2-STORY TOTAL)

PROPOSED USE: SELF-SERVICE
STORAGE FACILITY

BUILDING HEIGHT: 48'-4" (2 STORY)

PARKING:
EXISTING RECREATION SPECIFICATION: 1 SPACE / 300 SF
78,323 SF
PARKS REQUIRED FOR EXISTING GYM: = 261 PARKS

SELF-SERVICE STORAGE SPECIFICATION: 1 SPACE / 100 STORAGE UNIT
1,000 UNITS
TOTAL PARKS REQUIRED: = 10 PARKS
PROVIDED PARKING: 26 STANDARD
5 H/C ACCESSIBLE
60 EXISTING PARKS
= 91 PARKS

PARKING MITIGATION NEEDED FOR PROVIDING 150% OF REQUIRED PARKING.
MITIGATION MEASURES #1 AND #3 FROM PAGE 7-7 OF THE UDO. NO ADDITIONAL
IMPERVIOUS IS BEING ADDED TO THE SITE. LANDSCAPING ISLANDS AND TREES
MEET REQUIRED DIMENSIONS.

IMPERVIOUS AREAS:
EXISTING:
PAVEMENT: 68,970 SQ FT (1.58 AC)
SIDEWALK: 3,642 SQ FT (0.08 AC)
BUILDING: 39,116 SQ FT (0.90 AC)
TOTAL EXISTING IMPERVIOUS: 111,728 SQ FT (2.56 AC - 74.1%)
PROPOSED:
PAVEMENT: 52,018 SQ FT (1.19 AC)
SIDEWALK: 4,637 SQ FT (0.11 AC)
BUILDING: 51,428 SQ FT (1.18 AC)
TOTAL IMPERVIOUS: 108,083 SQ FT (2.48 AC - 71.7%)

Sheet List Table

Number	Sheet Title
C-00	COVER SHEET
C-00A	COVER SHEET NOTES
C-01	EXISTING CONDITIONS
C-02	DEMOLITION PLAN
C-03	SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING AND DRAINAGE PLAN
C-06	EROSION CONTROL PLAN (NOT INCLUDED IN THIS SUBMITTAL)
C-07	EXISTING DRAINAGE AREAS
C-08	PROPOSED DRAINAGE AREAS
C-09	LANDSCAPE PLAN
D-01	SITE DETAILS I
D-02	SITE DETAILS II
D-03	WATER DETAILS I
D-04	WATER DETAILS II
D-05	DRAINAGE DETAILS
D-06	EROSION CONTROL DETAILS
L-01	LANDSCAPE / TCA PLAN
L-02	LANDSCAPE DETAILS
A2.01	BUILDING ELEVATIONS

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
CITY OF RALEIGH
DEVELOPMENT SERVICES
1 EXCHANGE PLAZA, SUITE 400
RALEIGH, NC 27601 919-996-2478
CONTACT: MR. MITCH HALEY

ENGINEERING
CITY OF RALEIGH
ENGINEERING SERVICES
ONE EXCHANGE PLAZA, SUITE 801
RALEIGH, NC 27601 919-996-5575
CONTACT: MR. RICHARD KELLY

STORMWATER / EROSION CONTROL
CITY OF RALEIGH
STORMWATER SERVICES
ONE EXCHANGE PLAZA, SUITE 304
RALEIGH, NC 27601 919-996-3515
CONTACT: MR. BENJAMIN BROWN, PE

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3484 (o)
CONTACT: CESAR SANCHEZ
EMAIL: cesar.sanchez@raleighnc.gov

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Don Curry, PE
don@curryeng.com

Surveyor:

Taylor Land Consultants, PLLC
1600 Olive Chapel Road, Suite 140,
Apex, NC 27502
Phone: 919-801-1104
Contact: Jeremy Taylor, PLS
Email: jeremy@taylorlc.com

Owner/Developer:


PHD @ 7101 Glenwood, LLC
3930 Max Place
Boynnton Beach, FL 33436
Phone: 561-600-8652
Contact: Jeff Lewin
Email: jeff@phdevelopers.com

Architect:

CLINE DESIGN ASSOCIATES, PA
125 N. Harrington St., Suite 150
Raleigh, NC 27603
Phone: 919.883.6413 (o)
Contact: James McWhorter, AIA
Email: JamesM@clinedesignassoc.com

Landscape Architect:

Southwell Design, PLLC
PO Box 37178
Raleigh, NC 27627
919.272.6729 (o)
Contact: Adam Southwell, PLA, ASLA, LEED GA
adam@southwelldesign.com

Administrative Site Review Application (for UDO Districts only)			DEVELOPMENT SERVICES DEPARTMENT
Development Services Customer Service Center 1 Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 ext 919-996-1831 Litchford Satellite Office 8320 - 130 Litchford Road Raleigh, NC 27601 919-996-4200			
When submitting plans, please check the appropriate building type and include the Plan Checklist document.			
BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	
		Transaction Number Assigned Project Coordinator Assigned Team Leader	
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name: PHD 7101 GLENWOOD AVE			
Zoning District: CX-3-PL Overlay District (if applicable): N/A Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Proposed Use: SELF-STORAGE FACILITY			
Property Address(es): 7101 GLENWOOD AVENUE Major Street Locator: GLENWOOD AVENUE			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 0786493392 P.I.N. P.I.N. P.I.N.			
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe: SELF-STORAGE FACILITY			
WORK SCOPE		Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. BUILDING EXPANSION, PAVEMENT DEMOLITION, GRADING, RE-PAVING OF PARKING LOT, UTILITY RELOCATION	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE		Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE N/A	
CLIENT/DEVELOPER/OWNER		Company PDH@7101GLENWOOD Name (s) JEFF LEWIN Address 3930 MAX PLACE, BOYNTON BEACH, FL, 33436 Phone 561-600-8652 Email JEFF@PHDEVELOPERS.COM Fax	
CONSULTANT (Contact Person for Plans)		Company THE CURRY ENGINEERING GROUP, PLLC Name (s) DONALD CURRY, PE Address 205 SOUTH FUQUAY AVENUE, FUQUAY-VARINA, NC 27501 Phone 919-552-0849 Email DON@CURRYENG.COM Fax 919-552-2043	
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): CX-3-PL	Proposed building use(s): SELF-STORAGE FACILITY
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 39,111
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 102,856
Total Site Acres Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 102,856
Off street parking: Required 10 Provided 91	Proposed height of building(s) MATCH EXISTING
CDA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A-N/A	Ceiling height of 1 st Floor
CUD (Conditional Use District) case # Z: N/A	

Stormwater Information	
Existing Impervious Surface 2.56 AC acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.56 AC acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **DONALD CURRY, P.E.** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *Donald Curry, P.E.* as agent Date 4.19.18

Printed Name *Donald Curry, P.E.*

Signed _____ Date _____

Printed Name _____

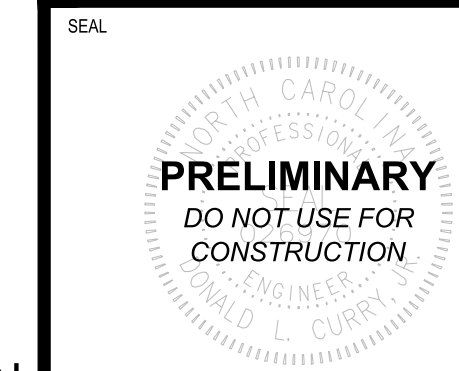
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REVISION 05.13.16

TRANSACTION NUMBER: 533941

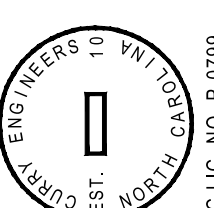
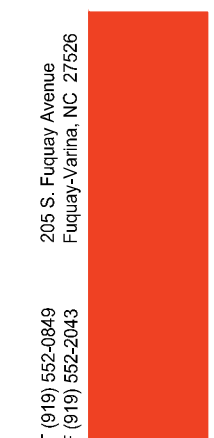
TRANSACTION NUMBER: SR-89-17



NOT FOR CONSTRUCTION

PHD 7101 GLENWOOD AVE - RALEIGH, NC

COVER SHEET



C-00



C-03